Tracking of Task Force Comments on the Guidelines for Land Use/Transportation Scenarios August 18, 2008

A. INTERCONNECTED CITY

Guideline #2

Previous Guideline Text

2. Locate 80% of new residential and employment growth within existing, planned, and proposed transit corridors.

Task Force Comments

• Guideline #2: Eighty percent should be a placeholder and therefore "To Be Determined" should be written instead of the percent number.

Proposed Modification to Guideline

2. Locate ___ 80% (TBD) of new residential and employment growth within existing, planned, and proposed transit corridors, focusing on areas close to transit stations.

Guideline #3

Previous Guideline Text

3. Create walkable and bike friendly "neighborhood villages" (e.g., The Alameda): Enhance established neighborhoods by integrating a mix of uses within or adjacent to neighborhoods including retail shops, services, employment opportunities, public facilities and services, housing.

Task Force Comments

- Should address healthy foods. One component of a neighborhood friendly village is that the food is emphasized. The City has a difficult time bringing grocery stores to neighborhoods.
- Guideline #3: Parks should be taken into account.
- Additional language should be added regarding the public realm and gathering spaces.

Proposed Modification to Guideline

3. Create walkable and bike friendly "neighborhood villages" (e.g., The Alameda): Enhance established neighborhoods by integrating a mix of uses within or adjacent to neighborhoods including retail shops (e.g., grocery stores), services, employment opportunities, public facilities and services, housing, places of worship, parks and public gathering places. (Future discussions will occur on the integration of public gathering spaces, healthy food and places of worship into neighborhoods.)

Guideline #4

Previous Guideline Text

4. Create complete and vibrant "regional hubs": Integrate a mix of high housing, employment, and services within existing key commercial areas (e.g., the Oakridge Mall area).

Task Force Comment

• The ideas that Kim Walesh and Steve Levy have regarding dynamic urban settings, housing types, and living choices need to be better captured. It will be difficult to create "hubs" throughout the City that will attract global/mobile people.

Proposed Modification to Guideline

4. Create complete and vibrant "regional hubs": Integrate a mix of high <u>density</u> housing, employment, and services within existing key commercial areas (e.g., the Oakridge <u>Mall</u> area) to create dynamic urban settings. (Strategies to discuss how to create dynamic urban settings will occur as part of the development of the Land Use and Circulation Diagram and the development of goals and policies).

General Task Force Comments on Interconnected City

- Interconnected city and healthy neighborhoods should include language on places of worship. These places should be easily accessible. (See proposed modification to Guideline #3
- Additional transit corridors should be created throughout the city. (*The idea and feasibility of creating more transit corridors were be explored with VTA and discussed at a future Task Force Meeting*)
- The guidelines should mention that within the General Plan's timeframe all city initiated annexations should be completed. (The General Plan sets general development policies for unincorporated areas as well as incorporated areas within the City of San Jose's sphere of influence. Goals and policies related to annexation of County pockets will be included in the Envision San Jose 2040 General Plan document).
- Accessibility of shopping centers (e.g., Oakridge Mall) to the surrounding neighborhoods should be addressed. (Improving connection between land uses, including shopping centers and neighborhoods, will be discussed both through the development of the General Plan Land Use/Transportation Diagram and the development of General Plan Goals and Policies.)
- Guidelines #3 and #4a: The guidelines should focus on enhancing the identity of San Jose as a whole, thereby creating a complete and vibrant city, rather then creating identity through neighborhood villages and hubs. (See proposed new Guideline #6. There will be future discussion on how to enhance the identity of San Jose.)
- Consider enhancing the reverse commute from north to south in San Jose creating additional jobs in south San Jose for the fiscal health of the city and the convenience of its residents. (See proposed new Guideline #7. The location of employment areas will be discussed as part of the process to develop land use scenarios.)
- Guideline #1 should be tied to Guideline #3 and #4a where the infrastructure and services need to be in place in creating a plan for people not cars. (*Future discussion will occur on how to create communities that encourage alternative forms of transportation*).
- A new vision and City identity should be created through the linkage of San Jose's transportation corridors. (See proposed new Guideline #6.)
- The Land Use Diagram should reflect the creeks as transportation corridors that are as important as the streets that cut across them. (Discussions on designating creeks as transportation corridors will occur as part of the development the Land Use Transportation Diagram and the development of Goals and Policies.)

• Job creation is critical to the future of San Jose. Language should be included about planning for jobs. (See Guideline #8. Additional discussions will occur on the development of job attraction strategies).

Proposed New Guideline #6

6. Create a recognizable identity for San José by improving the streets and their public and private realm that link our diverse "neighborhood villages" and "regional hubs" (including Downtown).

Proposed New Guideline #7

7. Integrate employment and residential land uses, in particular, by locating employment uses in areas of the city that are predominately residential.

B. INNOVATIVE ECONOMY:

Guideline #8

Previous Guideline Text

8. Provide sufficient quantities and types of employment lands to accommodate 200,000 new jobs, which is an employment growth level that is 15% higher than current projections.

Task Force Comments

- This guideline should be combined with Guideline #10. Should co-locate complimentary opportunities. Having industrial/economic complexes that include hotels, mixed use, amenities, restaurants, and things to do during the lunch hour would help accommodate different phases of business development. (*New Guideline 5. proposed below*).
- If we only plan to accommodate 200,000 new jobs, we would be in the same jobs/housing ratio as we are in today. The number is too low and would not improve the fiscal stability of the City. (See modification below. A specific goal will not be set until we have more Economic Information from our consultant.)
- Need to attract well-paying jobs. (This comment is not specifically related to the development of land use scenarios. Comment will be referred to the development of Envision San Jose goals and policies)
- This guidelines target jobs, but not housing permits. There will be 1,300 housing permits issued in 2008, which include both affordable and market range units. That number is low for a metropolitan city. Would like to issue more housing permits for all types of housing. A quantifiable target should be established for housing production. (See proposed new Guideline 5d below under "General Task Force Comments on Innovative Economy Guideline." Housing Targets are established by the State of California and the Bay Area Association of Governments every five to 7 years as part of the legally required General Plan Housing Element Update.)

- Need to address the idea of the home office. More employment will be manifested in the home, not in an industrial park. If the City is going to accommodate 250,000 new jobs, how many are going to be in the neighborhood, and how is that going to affect housing? (The Task Force will be receiving additional information on economic and employment trends and how these trends could affect land use.)
- Some of the employment in the City can occur in residential areas. Rather than forcing small businesses to apply for a General Plan amendment, there should be an overlay that allows small businesses to operate in neighborhoods. (The Task Force will be receiving additional information on economic and employment trends and how these trends could affect land use.)
- Manufacturing is not dead in San Jose. There are three new manufacturing facilities in Edenvale focusing on the solar industry. (The Task Force will be receiving additional information on economic and employment trends and how these trends could affect land use.)

Proposed Modifications to Guideline

8. Provide sufficient quantities and types of employment lands to accommodate 200,000 _____ (TBD) new jobs, which is an employment growth level that is 15-__(TBD)% higher than current projections.

Proposed New Guideline

9. Create complete employment areas that also include business support uses, mixed uses, public and private amenities, restaurants and retail services that serve both adjacent businesses and the employees of these businesses.

Guideline #12

Previous Guideline Text

12. Reinforce Downtown, North San Jose, Edenvale, and the Monterey Corridor as key employment areas.

Task Force Comments

- Coyote Valley is not mentioned as an employment area. The existing General Plan designates 50,000 jobs in North Coyote Valley. That was planned 26 years ago and based on the assumption that corporations wanted monolithic development on the peripheral of the City. That type of development does not support our vision. (The future of Coyote value will be discussed in the development of land use scenarios and in the development of goals and policies.)
- Would like to see scenarios that include Coyote Valley and do not include Coyote Valley. Building out Coyote Valley the way it is planned now does not meet our goals. (*The future development of Coyote Valley will be referred to the development of land use scenarios*)

Proposed Modifications to Guideline

None

Guideline #13

Previous Guideline Text

13. Ensure that sufficient light and heavy industrial lands are available in 2040 to meet or exceed the projected needs of residents and businesses.

Task Force Comments

- Commend addressing heavy and light industrial uses. Manufacturing is a critical piece in California. Should there be protections or incentives on industrial land? Want clean-tech jobs. Clean-tech jobs are high-quality and high-paying jobs. (More discussion on employment land needs and possible economic strategies will occur in the coming months)
- Should move the words, "in 2040", to the end of the sentence. The guideline should read: "..lands are available to meet or exceed the projected needs of residents and businesses *in 2040*." The land should be available for our needs in the year 2040. (*See proposed modification below*)

Proposed Modifications to Guideline

13. Ensure that sufficient light and heavy industrial lands are available in 2040 to meet or exceed the projected needs of residents and businesses in 2040.

Guideline #15

Previous Guideline Text

15. Provide a sufficient quantity of land to accommodate the projected retail demands of residents and businesses.

Task Force Comments

- Recent retail developments (e.g., The Plant and Market Center shopping centers) do not support a walkable community because they tend to be auto-oriented. Retail developers business plans often conflict with the goal of Envision San Jose 2040. This guideline is not going to be easy to achieve. (This comment will be referred to the development of land use scenarios and the development of goals and policies. The Task Force will receive additional information on retail market trends this fall.)
- This guideline should be combined with Guideline #5. Should co-locate complimentary opportunities. Having industrial/economic complexes that include hotels, mixed use, amenities, restaurants, and things to do during the lunch hour would help accommodate different phases of business development. (See new Guideline 9 above.)

Proposed Modifications to Guideline

None

Proposed New Guideline

See proposed new Guideline 9 above.

General Task Force Comments on Innovative Economy Guidelines:

- Need to incorporate the arts community into the economy. Could create arts corridors Downtown. The arts also help the economy. (This comment is not specifically related to the development of land use scenarios, and will be referred to the development of General Plan goals and policies.)
- There should be a more overt linkage between economic development and housing. (See proposed new Guidelines 10 and 11 below.)
- There is a new industry of small farms that provide produce to restaurants (urban farming). There is a negative environmental consequence of transporting food. Need to address how to support the urban environment diet. (Comment addressed by Guideline 21. Further discussion on this topic will be referred to the development of goals and policies.)

• Need to encourage manufacturing facilities to be a zero-waste business. (This comment is not specifically related to the development of land use scenarios and will be referred to the development of General Plan goals and policies.)

Proposed New Guidelines

- 10. Ensure that the General Plan provides the type and quantity of lands necessary to meet the projected needs of businesses that drive innovation
- 11. Provide sufficient quantity and types of housing land to accommodate the city's projected population and to meet the needs of the city's future workforce.

C. ENVIRONMENTAL LEADERSHIP

Guideline #17

Previous Guideline Text

17. Establish a land use fabric that achieves a 10% reduction in motor vehicle miles traveled and a 10% reduction in the emission of greenhouse gases from motor vehicles.

Task Force Comments

- A ten percent reduction in motor vehicles miles traveled is a very low goal. Information should be provided regarding what needs to happen in order to achieve the requirements of assembly bill AB32.
- Quantities of reduction in motor vehicle miles traveled per capita should be considered

Proposed Modification to Guideline

17. <u>To implement AB32</u>, the <u>California Global Warming Solutions Act</u>, establish a land use/transportation fabric that achieves a <u>10</u>% (TBD) reduction in motor vehicle miles traveled and a <u>10</u>% (TBD) reduction in the emission of greenhouse gases from motor vehicles.(*Working with our consultants, staff will identify the most useful and indicative measure of VMT*.)

Guideline #19

Previous Guideline Text

19. Create opportunities for uses that support a self-sufficient city in terms of recycling, waste management, and corporation yards and other heavy industrial activities.

Task Force Comments

- Should add resource conservation (water conservation and recycling) to support the goal of becoming a self-sufficient city.
- Need to add energy

Proposed Modification to Guideline

19. Create opportunities for uses that support a self-sufficient city in terms of recycling, waste management, energy generation, and resource use and conservation, including water conservation and supply, and corporation yards and other heavy industrial activities.

General Task Force Comments on Environmental Leadership

- The location of buildings and their orientation, with respect to how green they are, should be addressed. (Solar orientation of proposed buildings is one of the elements that is considered through the City's design review process. As one of the fundamental aspects of green building, designing projects for proper solar orientation will help achieve the City's Green Vision Goal of reducing per capita energy use by 50 percent. In support of the City's Green Vision, the City has an adopted Green Building Policy for municipal facilities and is in the process of developing a policy for the private sector.)
- An element should be included on water usage and its impact on locations for future growth. Development along corridors with existing and future development of recycled water may be appropriate. (See proposed new Guideline 26 below. Significant discussions will occur in the future regarding the development of strategies to ensure a reliable water supply to meet the demands of projected growth. Regarding the recycled water system, the City is planning to expand this system over time. Future discussions will occur specifically related to this system.)
- With the projected growth the city should have a vision for additional new parks. The north, south, east and west areas of the city should each have a major park creating dynamic open spaces for these areas of the city and complementing the central Guadalupe Riverpark. (This comment will be referred to the development of the General Plan Land Use and Circulation Diagram and the development of goals and policies related to parks. It will also be referred to staff updating the City's Green Print (the Parks Master Plan document.)

D. HEALTHY NEIGHBORHOODS

Guideline #21

Previous Guideline Text

21. Provide access to healthy food, including locations for locally grown produce.

Task Force Comments

- There is a new industry of small farms that provide produce to restaurants (urban farming). There is a negative environmental consequence of transporting food. Need to address how to support the urban environmental diet. (Comment will be referred to the development of goals and polices.)
- Guideline #21: The proximity of healthy foods to residential neighborhoods should specify an acceptable radius to healthy foods. (*Comment will be referred to the development of goals and polices.*)
- Guideline #21 should incorporate stronger language along the following lines: "San Jose should pursue a sustainable food system that provides access to affordable, healthy and culturally appropriate food." (Comment goes beyond land use and will be referred to the development of goals and policies.)

Proposed Modifications to Guideline

21. <u>Develop a sustainable food system</u>, in part by providing access to healthy food, including locations for locally grown produce.

General Task Force Comments on Healthy Neighborhoods

- Community gardens should not be taken out for the development of a library. (*Comment will be referred to the development of goals and polices.*)
- Pocket gardens on smaller parcels within neighborhoods would allow residents to walk to them addressing several needs at the same time. (This comment will be referred to the development of General Plan Goals and Policies.)

E. QUALITY SERVICES

Guideline #25

Previous Guideline Text

25. Improve the fiscal condition of the City.

Task Force Comments

- Should have a separate guideline that addresses the economic uses that support a fiscally sustainable city.
- Guideline #18 addresses economic development and should be moved to innovative economy. The word "tax" should be deleted because revenue could mean many things. (The goal of creating a fiscally sustainable City is to ensure that the City has sufficient resources to continue to pay for the quality and quantity of public services needed by businesses and residents. Therefore it is proposed that this Guideline remain under Quality Services.
- Language regarding the fiscal sustainability of San Jose should be put at the top of the list of guidelines. (*Guidelines are not in priority order*.)

Proposed Modification to Guideline

25. Improve the fiscal condition of the City. Ensure a fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.

Proposed New Guideline

26. Do not locate new development in areas that could impact the city's water supply system, which includes watersheds, well fields and percolation ponds.

F. VIBRANT ARTS AND CULTURE

Guideline #5 (Formally Guideline#19):

Previous Guideline Text

19. Reinforce and strengthen Downtown San Jose as the cultural and symbolic heart of San Jose and as an economic center with appropriate housing.

Task Force Comments

• Should focus not just on Downtown San Jose. There are other areas of the City that are cultural and symbolic. (See proposed modification to, and relocation of Guideline #19 below. Comment will be

- referred to the development of Envision San Jose goals and policies.)
- There are existing cultural resources. They should be identified and addressed. (*This comment is not specifically related to the development of land use scenarios. Comment will be referred to the development of Envision San Jose goals and policies.*)

Proposed Modifications to Guideline

19. Reinforce and strengthen Downtown San Jose as the cultural and symbolic heart of San Jose and as an economic center with appropriate housing. Reinforce and strengthen Downtown San Jose as the symbolic heart of San Jose and as an employment, an entertainment and a cultural center, with appropriate housing. (Note: This Guideline proposed to be moved from Vibrant Arts and Culture to Interconnected City as Guideline#5)

TASK FORCE INPUT AND COMMENTS THAT WILL BE REFERED TO THE DEVELOPMENT OF ENVISION SAN JOSE 2040 GOALS AND POLICIES

(Note: This list will become an on-going list that will be continuously updated)

- Need to attract well-paying jobs
- Need to address the idea of the home office. More employment will be manifested in the home, not in an industrial park. If the City is going to accommodate 250,000 new jobs, how many are going to be in the neighborhood, and how is that going to affect housing?
- Some of the employment in the City can occur in residential areas. Rather than forcing small businesses to apply for a General Plan amendment, there should be an overlay that allows small businesses to operate in neighborhoods.
- Coyote Valley is not mentioned as an employment area. The existing General Plan designates 50,000 jobs in North Coyote Valley. That was planned 26 years ago and based on the assumption that corporations wanted monolithic development on the peripheral of the City. That type of development does not support our vision.
- Commend addressing heavy and light industrial uses. Manufacturing is a critical piece in California. Should there be protections or incentives on industrial land? Want clean-tech jobs. Clean-tech jobs are high-quality and high-paying jobs.
- Need to identify and address the underserved areas of the city.
- Need to protect health care land and facilities, in terms of employment, (See Guideline #23).
- The retail demands of residents of business need to be addressed (See Guideline #15).
- Recent retail developments (e.g., The Plant and Market Center shopping centers) do not support a walkable community because they tend to be auto-oriented. Retail developers business plans often conflict with the goal of Envision San Jose 2040. This guideline is not going to be easy to achieve.
- The General Plan should develop strategies to attract people to San Jose.
- Tourism should be addressed. Tourism brings people to the City.
- Some of the employment in the City can occur in residential areas. Rather than forcing small businesses to apply for a General Plan amendment, there should be an overlay that allows small businesses to operate in neighborhoods.
- There are existing planned and proposed transit corridors. But some of the proposed transit corridors do not have funding, so plans are based on something that is not financed. That is not sustainable.

- Need to encourage manufacturing facilities to be a zero-waste business. There is a new industry of small farms that provide produce to restaurants (urban farming). There is a negative environmental consequence of transporting food. Need to address how to support the urban environment diet.
- Need to incorporate the arts community into the economy. Could create arts corridors Downtown. The
 arts also help the economy.
- Should focus not just on Downtown San Jose. There are other areas of the City that are cultural and symbolic. (See Guideline #27).
- There are existing cultural resources. They should be identified and addressed (See Guideline #27).
- Need to attract well-paying jobs.
- Coyote Valley is not mentioned as an employment area. The existing General Plan designates 50,000 jobs in North Coyote Valley. That was planned 26 years ago and based on the assumption that corporations wanted monolithic development on the peripheral of the City. That type of development does not support our vision.
- Recent retail developments (e.g., The Plant and Market Center shopping centers) do not support a walkable community because they tend to be auto-oriented. Retail developers business plans often conflict with the goal of Envision San Jose 2040. This guideline is not going to be easy to achieve.
- Need to incorporate the arts community into the economy. Could create arts corridors Downtown. The arts also help the economy.
- Need to encourage manufacturing facilities to be a zero-waste business.
- There is a new industry of small farms that provide produce to restaurants (urban farming). There is a negative environmental consequence of transporting food. Need to address how to support the urban environmental diet. (See Guideline #21).
- The proximity of healthy foods to residential neighborhoods should specify an acceptable radius to healthy foods.
- Guideline #21 should incorporate stronger language along the following lines: "San Jose should pursue a sustainable food system that provides access to affordable, healthy and culturally appropriate food." (See Guideline #21).
- Community gardens should not be taken out for the development of a library.
- Pocket gardens on smaller parcels within neighborhoods would allow residents to walk to them addressing several needs at the same time.
- Should focus not just on Downtown San Jose. There are other areas of the City that are cultural and symbolic (See Guideline #5).
- There are existing cultural resources. They should be identified and addressed.

TASK FORCE INPUT AND COMMENTS THAT WILL BE REFERED TO THE DEVELOPMENT OF ENVISION SAN JOSE 2040 PERMORMANCE MEASURES

(Note: This list will become an on-going list that will be continuously updated)

- Need to perform midterm checks on the progress of goals.
- Improving the fiscal health of the City should be a guideline that every decision is measured against.

TASK FORCE INPUT AND COMMENTS THAT WILL BE REFERED TO THE DEVELOPMENT OF ENVISION SAN JOSE 2040 LAND USE SCENARIOS

(Note: This list will become an on-going list that will be continuously updated)

- Would like to see scenarios that include Coyote Valley and do not include Coyote Valley. Building out Coyote Valley the way it is planned now does not meet our goals.
- With the projected growth the city should have a vision for additional new parks. The north, south, east and west areas of the city should each have a major park creating dynamic open spaces for these areas of the city and complementing the central Guadalupe River Park.